
Manningtree Road Precinct

Location

HAWTHORN, BOROONDARA CITY

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO493

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

HO493 Manningtree Road Precinct, Hawthorn

What is significant?

Manningtree Road is a residential precinct comprising the buildings on both sides of the street extending from 3 - 83 and 2 - 76 (excluding 20-32) and including the street. Mostly built in Melbourne's boom years of the 1880s in the then common Victorian asymmetrical Italianate form, some in cement render, some in polychrome brick. Later Edwardian houses and a single 1920s Bungalow complement the streetscape.

The identical house pairs at 62/64 and 66/68 and the three matching houses at 23,25 and 27 illustrate the influence of the speculative developer and builder on the street. The 1863/1887 residence of the original Manningtree estate owner Henry Box survives under a later first floor addition at no. 2.

How is it significant?

Manningtree Road is of local historical and aesthetic significance to the City of Boroondara.

Why is it significant?

Manningtree Road provides one of the best examples of the provision of housing for the rising numbers of the middle class in Hawthorn in the late nineteenth century. It was one of the earliest speculative housing subdivisions in the area, though like much of Melbourne was not filled out until the Boom years of the 1880s. In the range of housing provision which Hawthorn provided in the nineteenth century, it sits between the wealthy homes of for instance, Hawthorn Grove and the smaller houses of the West Hawthorn Area.

Manningtree Road was a stepping stone into a gentleman's residence and clearly shows the major theme in Hawthorn, of the development of the garden suburb especially for the middle class, which was to become dominant throughout Melbourne in the twentieth century 62 (RNE Criterion A.4)

Manningtree Road displays a high level of cohesiveness of scale, architectural style and period of development. While there are a number of houses demonstrating more flamboyant or original or architectural features, they read as more elaborate versions of the more numerous standard asymmetric Italianate houses which dominate the street. (RNE Criteria D.2, E.1)

Manningtree Road has historic associations with Henry Box who was an influential figure in municipal, political and civic affairs in Hawthorn. His house Manningtree at no.2 (now altered) was an early gentleman's residence, and lent its name to the street. No..4 Manningtree Road, formerly called Boonoke, has associations with John Patterson, pastoralist and businessman. (RNE Criterion H.1)

Hermes Number 192538

Property Number

Physical Conditions

Scale, form and siting

Manningtree Road comprises single storey detached houses of moderate size, set in garden surrounds. Most houses appear from the street to be single storey except for some properties at the Power Street end. The houses are of a consistent size that is larger than the single fronted terrace or detached house, but smaller than the residences in higher status areas such as Grace Park. They are of the 'villa' type built largely to accommodate the middle classes that aspired to quality houses scaled down to suit their circumstances. Fencing is generally low and of timber picket construction which adds to the appreciation of the houses and their gardens from the street.

Subdivision layout and public realm

Manningtree Road exemplifies the garden suburb in a modest form. Unlike neighbouring Wattle Road, the original subdivision layout for Manningtree Road is the same as that which is evidenced today. There have been no subdivisions of large allotments into smaller parcels. The bent layout of the street is similar to that of more prestigious Lisson Grove. The bend provides a focus to the street, limiting views along its length (Figure 32).

There are relatively immature street trees throughout the length of the street. These have been planted to achieve consistent variety and form and now provide a canopy to the street.

Building styles

The contribution of builders and other craftspeople to the streetscape is that of a distinct local vernacular that integrated elements based on popular architectural designs and styles. In addition to this, the practice of multiple residential developments by the same builder resulted in a number of distinct groupings of house styles forming along the road.

There are a high proportion of Victorian Italianate houses of asymmetrical form including nos. 62, 64 (see Figure 33), 66 and 68, and there is a distinctive use of bichrome brickwork, several of which display this feature to bold and dramatic effect, including nos.21, 23 (see Figure 34) and 25. The houses at No.14 (Figure 35) and nos. 58 & 58A (Figure 36) are notable examples of Edwardian design. There are several brick inter-war houses including nos.4, 15, and 65 that are similar in scale, and of equivalent design quality.

Most buildings are of stucco or face brick and there is a consistent use of slate and terra cotta Marseille tile for roofing. Verandahs are generally intact and have cast iron or timber friezes and balustrades. Chimneys are a distinctive feature of many houses and are decorated in brick, stucco or roughcast. The house at No.13 has notable detailing to the gable end (Figure 37), while the house at No.35 appears to have an earlier form compared to other houses (Figure 38).

Integrity

The central part of the street is very consistent with a high proportion of contributory buildings. The consistency extends to two groups of adjacent houses of identical style including nos. 23, 25, 27 and nos.62, 64, 66 and 68.

The street has limited contemporary development apart from the construction of aged care and units on the south side at the western end where some site consolidation has taken place. No.28 has been demolished since the previous heritage studies have been completed and a new house is currently under construction. No 55-57 is currently being developed.⁶¹ The former Box house, Manningtree, has been altered substantially by later additions but still retains some of its original form and features. (Figure 39).

61 September 2009

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>